#B12

city of edmonds
development information

Building Inspection Information

All construction or, work for which a permit is required, is subject to inspection by the appropriate City inspector(s). Such construction shall be accessible and exposed for inspection purposes until approved. It is the duty of the owner and/or the person doing the work to notify the appropriate City department when work is ready for inspection. Obtain electrical permits and inspection from the Electrical Division of the State Department of Labor and Industries at (425) 290-1309 or www.lni.wa.gov.

To request a building inspection call (425) 771-0220 ext. 1333 for a voice recorded hotline. Building inspections are generally performed within 24 hours of the request but if the date requested is full, inspections will be moved to the next available date.

The following must be identified on your voice mail message to guarantee an inspection:

1. Permit number
2. Specify the type of inspection needed i.e., foundation, framing etc.
3. State the day and date the inspection is needed—be advised: concrete pours, gas conversions and final inspections have priority unless special arrangements have been made with the inspector. Specify concrete pour time if applicable.
4. If special circumstances require additional information for the inspector leave a brief message.
5. Contact name and phone number

City approved plans and supporting permit documents must be on-site and made available to the City inspector. The job card must be available during work hours for all City inspectors. Final inspection(s) may require approval from several different departments. Check the job card for project specific required inspections. The Building Inspector will not grant final approval until all other City approvals have been granted.

RE-INSPECTION FEES: Re-inspection fees may be assessed when the work is not ready or when the required corrections from a previous inspection are not made. Fees may also be assessed if the job card or approved plans are not made readily accessible to the inspector. The job card must have the inspectors' approval for each portion of work before the next phase may be started. Advancing beyond the scope of work that is not approved is a violation. Violation fees are assessed when work is started prior to permit issuance.

REQUIRED CITY INSPECTIONS

Reference the job card issued with the building permit to determine the required inspections for specific projects

SITE/DEMOLITION Demolition projects must obtain a separate demolition permit. The owner/contractor is responsible to abate any asbestos and to contact PSCAA for more information. (A separate PSCAA permit is required – contact: www.pscleanair.org). Underground tanks require a separate permit for removal or capping *(See Handout #B81)*.

1. SIDE SEWER CAPPED/WATER METER PULLED: A separate inspection verifying the sewer line cap at the property line must be scheduled through the Engineering Division (425-771-0220 ext 1326). The water meter must be pulled; it is the owners responsibility to contact the Water Department for meter removal. Damage to any public improvement or utility is the responsibility of the owner and shall be repaired or replaced to current codes. The Engineering Inspector also verifies that erosion control measures are in place prior to work being started.
2. CLEANED SITE/FINAL APPROVAL: A post inspection is conducted to ensure that public improvements have not been damaged and that the sidewalk and street have been cleaned of debris. The City Building Inspector makes a final inspection to verify on-site debris has been removed and that the site is graded back to original grade.

FOUNDATION/CONCRETE INSPECTIONS

1. SETBACKS/PROPERTY LINES: The distance from the property line to the outside wall of the foundation must meet the minimum setback distance on the approved plot plan. Property corners must be staked and lines between corners strung or adequately identified for setback verification. Note: Footing inspections will not be performed without adequate property line designation.
2. FOOTINGS/ISOLATED PIERS: To be made after excavation/shoring is complete and forms are built with rebar tied in place. Footing beds must be placed on firm, bearing, undisturbed soil. Foreign material must be removed, i.e. loose dirt, fill, roots, organic material, etc. Vertical Rebar must be hooked and tied in place.
3. FOUNDATION WALLS: All forms, hold-downs, and reinforcing steel shall be in place.
4. FOUNDATION DRAINAGE: Footing drains are required around all concrete and masonry foundations that retain earth and enclose habitable or useable spaces located below grade. Footing drains shall be constructed with perforated pipe or other approved material and shall be installed at or below the area to be protected. Washed gravel or crushed rock at least one sieve size larger than the openings or perforations shall be placed a minimum of 2 inches below the pipe and minimum of 6" above the pipe and shall be covered with an approved filter membrane material. For crawlspace areas footing drains are required if topography does not allow for minimum 6" slope away from the foundation within 10'. If a Geotechnical Report is provided then all foundation drainage recommendations of the report must be followed and special inspection by the Geotechnical Engineer of record may be required.
5. SLAB INSULATION: For on-grade, non-structural slabs of conditioned (heated) spaces. The required perimeter insulation (R-10 minimum for single family residences) shall be in place with provisions for the slab edge thermal break (e.g., pressure treated 2x4). NOTE: Thickened edge slabs for conditioned spaces are not permitted without a thermal break method.
6. COMMERCIAL CONCRETE SLAB/UNDER FLOOR INSPECTION: Non-structural slab inspection after all in-slab or under-floor building service equipment conduit, piping accessories, other ancillary equipment items and insulation are in place, but before any concrete or floor sheathing is installed including the subfloor.

UNDERGROUND PLUMBING INSPECTION

Prior to cover, a water stack test from the highest portion of the structure shall be applied to the underground plumbing drain and vent systems. All openings in the piping shall be tightly closed, except for the highest opening. The system shall be filled with water to the point of overflow. A ten foot head of water shall be held a minimum of 15 minutes. Air test not permitted for plastic pipe. Provide protection to piping penetrating concrete per UPC 313.1. NOTE: A separate water service line inspection by the engineering department is required from the meter to the house.

FLOOR FRAMING (over crawl space) INSPECTION

To be made after the first floor framing is complete but prior to laying the subflooring. The inspection includes sill plate and anchor bolt size and spacing, post to footing connections, post to beam connections, joist spacing and blocking, crawl space requirements, crawlspace access size, provisions for foundation ventilation, etc. All anchor bolts and lag bolts on post to beam connections must be properly tightened for this inspection.

ROUGH-IN PLUMBING INSPECTION

Rough-in plumbing must be complete and inspected prior to the framing inspection. Plumbing shall be tested with air or water, except plastic pipe shall not be tested with air. Water test for waste: for water stack tests a ten foot head is required, held for 15 minutes. For potable piping the entire hot and cold water supply system shall be tested under a water pressure not less than normal working pressure, or air test (except plastic pipe) of fifty pounds per square inch for 15 minutes. All tubs, shower pans and site built shower pan membranes shall be installed and under test; piping materials, joints, grades, hangers and supports shall be visible for inspection. Check the approved plans and permit for pressure reduction valve requirements (UPC 608).

GAS PIPING/MECHANICAL/HVAC INSPECTION

Inspection on mechanical heating, cooling and ventilation systems is required; including a gas pressure test on all piping lines (3lbs for 10 minutes) and must be complete and inspected prior to the framing inspection. Gas piping and duct work shall be anchored in-place, hung, sealed and strapped. Provide all manufacturer's installation instructions to the inspector. Hot water tanks must have seismic straps, an expansion tank, and the relief line must vent directly outside. Exhaust fans conveying moist air and passing through unheated space must be insulated for this inspection. Mechanical fireplaces are inspected at this rough-in inspection.

STATE ELECTRICAL INSPECTION **Done by State Electrical Inspector**

Any alteration, repair or new installation of electrical wiring requires a State electrical permit. Obtain permit and information from the State Department of Labor & Industries, Electrical Division, located at 729 100th Street SE, Everett, 425-290-1309 extension 1310. Approval of the electrical rough-in by the State Inspector is required prior to the City inspection for framing.

HEIGHT CHECK VERIFICATION

Height field verification shall be done by the applicant's agent/contractor and 'observed' by the building inspector. The agent/contractor shall set up the equipment; establish the datum point and the point of average grade. These items must be consistent with the approved plan.

If the proposed height of a building (as shown on the plans) is within 12 inches of the maximum height permitted for the zone an elevation survey is required. An elevation survey consists of three components, to be conducted by a licensed surveyor. 1) Prior to construction the surveyor shall establish average grade as specified in ECDC 21.40.030, and shall establish a reference datum point that will be undisturbed and can be freely accessed. 2) The surveyor shall locate the elevation of the first floor prior to the City under-floor inspection, 3) A final letter of height confirmation shall be provided upon completion of the structure.

FRAMING INSPECTIONS

1. ROOF NAILING: Prior to stocking or installing any roofing materials, access is to be provided for inspection of the roof sheathing.
2. EXTERIOR WALL NAILING: Prior to covering the exterior walls with paper and siding, the walls are inspected for sheathing type and nailing, and all related hardware, including holddown brackets and straps, window and floor straps, top plate connection hardware, anchor bolts, etc.
3. FRAMING: To be made after all framing is complete and plumbing, mechanical, gas piping and electrical are approved. The structure is to be substantially dried in including roof covering installed and exterior walls at least papered. All windows shall be installed and fireblocking complete.

INSULATION/CAULKING INSPECTION

A separate insulation, sealing and caulking inspection is required prior to cover. Insulation of all framing cavities in the exterior "envelope"; wrapping of waterlines and heat ducts; sealing of window and door perimeters; caulking/sealing of sole plates; etc. shall be complete.

WALLBOARD/LATH/GYPSUM BOARD INSPECTION

Conducted after all lath, wallboard or gypsum board (interior and exterior) is in place, but before plastering or taping and finishing is started. If special nailing for gypsum wallboard is needed for seismic or fire resistive construction requirements, it will be inspected at this time. The proper layer(s) for all fire resistive walls and ceilings shall be in place as well as water resistant board in all applicable locations.

FINAL OCCUPANCY INSPECTION

Prior to occupancy or use of the building, final inspections by all applicable (check job card) City departments are required. The final occupancy inspection is conducted by the City Building Inspector and consists of a life-safety inspection not limited to: smoke detectors, house numbers, guardrails, handrails, fire separation doors (i.e. between garage and house), egress windows or doors from sleeping rooms, dishwasher air gap, safety glazing, attic and under floor insulation, weather-stripping, final plumbing and mechanical systems, etc. Texture, paint, carpet, trim, cabinets, shelving etc. are not required to be completed in order to grant final occupancy.

NOTE: The Building Inspector will not grant final occupancy until ALL other applicable City departments have granted final project approval.

SPECIAL INSPECTIONS

Special inspections are performed by third party agencies in addition to those performed by the City Inspector, and may be required on the following: Soils (including excavation, grading, shoring, verification of bearing soil, etc.), pier and pile foundations, structural slabs, placement of reinforced concrete, bolts installed in concrete, pre-stressing steel tendons, structural steel, welding, high strength bolting, structural masonry, reinforced gypsum concrete, tension rebar, shotcrete, spray-applied fireproofing, smoke control systems, structural observation and others as described in IBC Chapter 17.

Special Inspectors shall submit copies of field or test reports to the City for review and approval on a weekly basis. It is the owner's and contractor's responsibility to check the approved plans for inspection requirements.

FIRE DEPARTMENT INSPECTIONS

The following work typically requires a separate permit and installation approval is subject to inspection by the Fire District 1 Fire Marshal or Fire Inspector. Work shall be accessible and exposed for inspection purposes until approved. It is the duty of the owner and/or the person doing the work to notify the Fire Inspector 24 hours in advance when work is ready for inspection by calling (425) 775-7720. Inspection requests called in before 7:00am may be requested for the same day.

FIRE PROTECTION WATER LINE CONNECTION

The water main tap for a Fire Protection Water Line requires a separate Right-of-Way Construction Permit *(See Handout #E63)*. The tap line is inspected by the City Engineering Inspector, the City Cross Connection Control Specialist and the Fire Inspector. A reduced pressure backflow assembly is required to be installed at the property line (contact Water Department for specifications). A separate Fire Protection Water Line permit is required for the line that is installed from the property line to the building. This inspection on the line material, placement, depth, etc. is inspected by the Fire Inspector. *(See Handout #B32)*

FIRE PROTECTION SYSTEM

A separate Fire Sprinkler permit is required when a fire sprinkler system is installed. *(See Handout #B32)* An inspection on the Fire Sprinkler System is performed by the Fire Inspector prior to framing approval by the City Building Inspector. The Fire Inspector will make an inspection of the fire protection installation for conformance with the approved plans, standard practices and the International Fire Code. The double detector check assembly on fire suppression systems is inspected by the City Water Department Cross Connection Control Specialist. A final inspection on all fire protection systems is required by the Fire Inspector.

FIRE ALARM SYSTEM

A separate Fire Alarm permit is required when a system is installed. *(See Handout #B32)* An inspection on the Fire Alarm System is performed by the Fire Inspector prior to framing approval by the City Building Inspector. A final inspection on the system is also required.

FIRE HYDRANTS

Fire hydrant requirements are addressed by the Fire Inspector during the permit review process. The approved civil plans shall show the location of required fire hydrants. A fire hydrant inspection is conducted by the Engineering Inspector working in conjunction with the Fire Marshal's office. A water pressure test is required and inspected by the City's Cross Connection Control Specialist in the Water Department.

FIRE EXTINGUISHERS/EMERGENCY LIGHTING

Fire extinguishers shall be installed as indicated on the approved building plans or as required by the Fire Inspector during progress site inspections.

FIRE AID ADDRESS

Address numbers are to be placed on the building in a highly visible place easily seen from the street. Numbers shall be a minimum 6 inch in size and ¾" stroke and be a contrasting color to the building. Fire aid addressing may be required at the street at the discretion of the Fire Inspector.

FINAL OCCUPANCY INSPECTION

The Fire Inspector working in conjunction with the Building Inspector conducts a final occupancy inspection to determine outstanding life-safety occupancy conditions. Final approval for occupancy may only be granted if all other City departments have also approved the project. The final inspection covers minimum fire code and life-safety requirements.

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PLANNING DIVISION INSPECTION

(Commercial and multifamily projects only)

FINAL PROJECT INSPECTION **Project Planner**

All Architectural Design Board items are inspected by the Project Planner including exterior elevations, signs, exterior finishes, colors, screening of mechanical equipment and landscaping. Prior to issuance of the Certificate of Occupancy, the Planning Division must grant final approval for the project. A 15% landscape maintenance bond shall be posted prior to final approval with the City. Contact a City Permit Coordinator for bond forms and bond amount.